



9 The Green
Tuddenham, Suffolk

DAVID
BURR



9 The Green, Tuddenham, Suffolk, IP28 6SD

Tuddenham is a particularly attractive Suffolk village with a hugely desirable restaurant (Tuddenham Mill), village hall, church and a fantastic farm shop. The village playing fields host multiple popular sports clubs and a playground. Cavenham Heath is a short stroll down a peaceful lane and is a designated area of special scientific interest which provides scenic and unspoilt walks. The historic racing town of Newmarket is about 9.4 miles away and the market town of Bury St Edmunds approximately 9.3 miles, both offering an array of amenities including pubs, shops, restaurants, hotels, sports facilities schools, colleges and racecourses.

An idyllically positioned and particularly spacious five/six bedroom detached house on the green in the popular Suffolk village of Tuddenham. The vast and well-proportioned accommodation measures in excess of 3,300 sq.ft enjoying an entrance hall, three reception rooms, utility room, cloakroom, six bedrooms and three bathrooms. Externally boasting gated driveway parking, an integral double garage and spacious and well-presented gardens.

A spacious, well-presented and favourably positioned six-bedroom house in Tuddenham measuring over 3,300 sq.ft.

ENTRANCE HALL A large and inviting space with stairs rising to the first floor, fitted storage and tiled floor.

SITTING ROOM Bay-window to front aspect, French doors leading to the rear garden terrace and a woodburning stove inset within the large inglenook fireplace.

STUDY Window to side aspect.

KITCHEN / DINING ROOM Abundantly spacious with fitted kitchen units and drawers with worktops over and an inset double sink. Integrated appliances include a dishwasher and fridge-freezer, with space for a freestanding cooker. Ample dining space, tiled floor, windows to rear aspect and French doors leading to the rear garden terrace.

UTILITY ROOM Fitted units and drawers with worktops over and an inset butler sink. Space and plumbing for appliances, tiled floor, window and door to side aspect.

CLOAKROOM Wash hand basin, WC and window to side aspect.

First Floor

LANDING Window to front aspect, an airing cupboard and stairs rising to the second floor and from the ground floor.

MASTER BEDROOM A large room with a vaulted ceiling, windows to front and side aspect, a **WALK-IN WARDROBE** and **ENSUITE** which is extensively tiled with a shower cubicle, His-and-Hers vanity sink units, WC, heated towel rail and Velux window.

BEDROOM 2 Window to rear aspect and an **ENSUITE** with a shower cubicle, wash hand basin, heated towel rail, WC and window to rear aspect.

BEDROOM 3 Window to rear aspect.

BEDROOM 4 Window to rear aspect.

BEDROOM 5 Window to front aspect.

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BATHROOM Fitted with a shower cubicle, wash hand basin, roll top bath, heated towel rail, WC and window to side aspect.

Second Floor

BEDROOM 6 Stairs rising from the first floor, two Velux windows, ample eaves storage.

Outside

The property is approached through a timber 5-bar gate opening to the large paved driveway providing parking for several vehicles and access to the **INTEGRAL DOUBLE GARAGE**. The remaining front aspect is predominately lawned with established hedging and shrubs. The rear garden is also mainly lawned with a paved terrace and mature hedging and plants.

SERVICES Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND G.

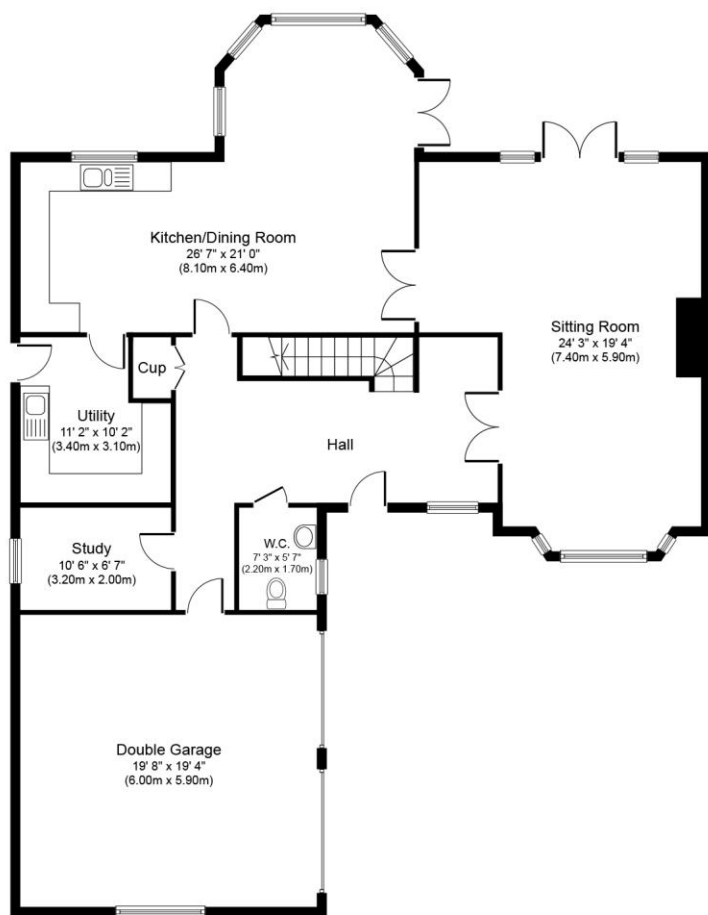
TENURE Freehold.

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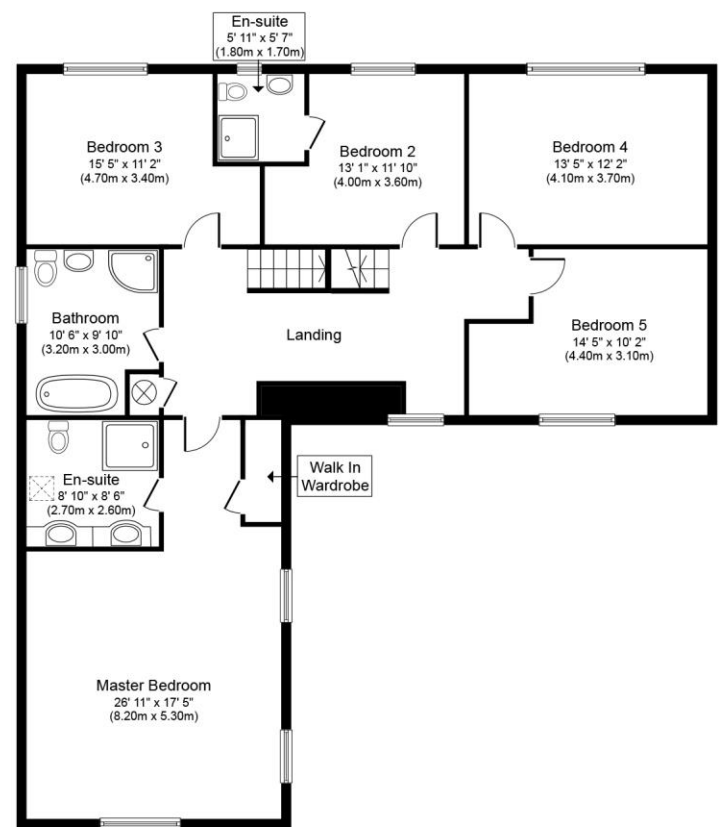
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VIEWING by prior appointment only through David Burr estate agents.

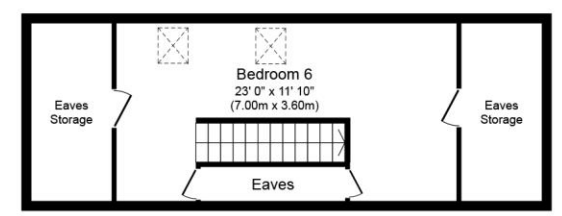




Ground Floor
Approximate Floor Area
1,744 sq. ft.
(162.1 sq. m.)



First Floor
Approximate Floor Area
1,524 sq. ft.
(141.5 sq. m.)



Second Floor
Approximate Floor Area
413 sq. ft.
(38.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

